

**City of Detroit  
Planning and Development Department  
Kwame M. Kilpatrick, Mayor**



**REQUEST FOR PROPOSALS  
Rouge Park Development Sites (Parcels 1, 2, 3, 4 & 5)**

THE CITY OF DETROIT'S PLANNING & DEVELOPMENT DEPARTMENT IS ISSUING FIVE (5) REQUEST FOR PROPOSAL PACKAGES FOR PROPERTY OWNED BY THE CITY OF DETROIT. A potential developer can submit a response for one (1) parcel or multiple parcels, following the submission guidelines in the RFP Packages.

The City of Detroit's Planning & Development Department (P & DD) is seeking cost and concept plan proposals from qualified Developers for the purchase of five individual Rouge Park Development sites, identified as Parcels 1, 2, 3, 4 & 5.

The intent of this Request For Proposal is to retain an experienced Developer who will construct a project which is residential/mixed-use in nature and demonstrates an ability to obtain re-zoning from parkland usage to residential/mixed-use development. The selected Developer must be experienced, effective and have the necessary financial capabilities to complete the land purchase and development project. Potential respondents are encouraged to submit a comprehensive proposal that includes development experience of the Development team, level of responsibilities within the Development team, and a preliminary project schedule/strategy for developing the site.

**Rouge Park Development Sites (Parcels 1, 2, 3, 4 & 5)**

- Parcel 1** - Joy and Parkland West Area, approximately 17.31 acres  
Located on the north west edge of Rouge Park.  
**\*Submission Response Due: September 1, 2006, before 3:00 pm E.S.T.**
- Parcel 2** - Joy and Spinoza Area, approximately 23.35 acres  
Located on the north central edge of Rouge Park.  
**\*Submission Response Due: September 1, 2006, before 3:00 pm E.S.T.**
- Parcel 3** - Joy and Trinity Area, approximately 27.93 acres  
Located on the north east edge of Rouge Park.  
**\*Submission Response Due: September 1, 2006, before 3:00 pm E.S.T.**
- Parcel 4** - West Warren and Pierson Area, approximately 17.27 acres  
Located on the south east edge of Rouge Park.  
**\*Submission Response Due: September 1, 2006, before 3:00 pm E.S.T.**
- Parcel 5** - West Outer Drive Area, approximately 29.12 acres  
Located on the south west edge of Rouge Park.  
**\*Submission Response Due: September 1, 2006, before 3:00 pm E.S.T.**

**\*Parcels 1 - 5 are zoned parkland. Re-zoning will be required for proposed residential/mixed- use. The neighborhood surrounding the property consists of a mix of residential and parkland.**

**PLEASE NOTE: ALL PROPERTY TO BE SOLD "AS IS"**

**\*Submission dates for each parcel or RFP may vary, so refer to the specific RFP Proposal**

**The City of Detroit makes no warranty or representation regarding the structural or the environmental condition of the property offered for sale.**

RFP Packages are available for pick-up at the Planning and Development Department, Welcome Information Center, 65 Cadillac Square, 2<sup>nd</sup> Floor, beginning **Wednesday, July 26, 2006 between the hours of 9:00 a.m. and 4:00 p.m.** Monday through Friday - excluding holidays.

All proposals must be submitted anytime prior to **3:00 p.m. on the Submission Response Due Date to: City of Detroit, Planning and Development Department, Welcome Information Center, 65 Cadillac Square, 2<sup>nd</sup> Floor, Detroit, MI 48226.** All RFP responses must be submitted in a sealed envelop and plainly marked with either Rouge Park Development Site (Parcel 1), ), Rouge Park Development Site (Parcel 2), Rouge Park Development Site (Parcel 3), Rouge Park Development Site (Parcel 4) or Rouge Park Development Site (Parcel 5) - Response. Ten (10) duplicate copies per proposal response **"ONLY ONE PARCEL PROPOSAL PER ENVELOP"** Request for Proposal Responses received after the 3:00 p.m. deadline on the Submission Response Due Date, will not be considered. The full responsibility for time submission of proposals rests with the applicants. The deadline is firm. No extensions will be granted and no excuses will be accepted.

**Notice of Non-Discrimination:** The City of Detroit does not discriminate on the basis of race, color, creed, national origin, age, handicap, sex or sexual orientation. Complaints may be filed with the Detroit Human Rights Department, 1026 Coleman A. Young Municipal Center, Detroit, Michigan 48226. For further information, please contact:



**City of Detroit's Planning & Development Department  
Welcome Information Center  
65 Cadillac Square, 2<sup>nd</sup> Floor  
Detroit, MI 48226  
For further information call: Angela Bradby at (313)224-6511**

# **CITY OF DETROIT**

## **Planning & Development Department**



### **REQUEST FOR PROPOSALS** **ROUGE PARK DEVELOPMENT SITES** **PARCELS 1, 2, 3, 4 and 5**

**City of Detroit**  
**Request for Proposals**  
**Rouge Park Development Sites Parcels 1, 2, 3, 4 and 5**  
**Size: 114.98 Gross Acres**

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## **Section I**

### **Purpose of the Request For Proposal**

The City of Detroit's Planning and Development Department (P&DD) is seeking cost and concept plan proposals from qualified Developers for the purchase of five individual Rouge Park Development sites, identified as Parcels 1, 2, 3, 4 and 5.

The intent of this Request for Proposal is to retain an experienced Developer who will construct a project which is residential in nature and demonstrates an ability to obtain re-zoning from parkland usage to residential. The selected Developer must be experienced, effective and have the necessary financial capabilities to complete the land purchase. Potential respondents are encouraged to submit a comprehensive proposal that includes a development experience of the Development team, level of responsibilities within the Development team, and a preliminary project schedule/strategy for developing the site.

## **Section II**

### **Background**

The City of Detroit's Planning and Development Department is accepting Proposals from qualified Developers for the purchase and development of City-owned property, Wayne County, Michigan.

The neighborhood surrounding the property consists of a mix of residential, and park land.

## **Section III**

### **Property Description**

#### **Section III-A**

##### **Identification of Property (Legal Description)** **(See Attached Exhibit)**

#### **Section III-B**

##### **Land Area (See Attached Exhibit)**

**Parcel 1**      Joy and Parkland West Area, approximately 17.31 acres

**Parcel 2**      Joy and Spinoza Area, approximately 23.35 acres

**Parcel 3**      Joy and Trinity Area, approximately 27.93 acres

**Parcel 4**      West Warren and Pierson Area, approximately 17.27 acres

**Parcel 5**      West Outer Drive Area, approximately 29.12 acres

#### **Section III-C**

### **Zoning**

**Parcels 1 – 5** are zoned parkland. Re-zoning will be required for proposed residential/mixed-use.

## **Section IV**

### **Desired Experience**

- Experience in mixed-use residential development;
- Experience in undertaking comparable project;
- Experience with master planning and development;

## **Section V**

### **Directions for Submission**

The required submission of the Statement of Qualifications must be submitted in a three-hole binder with tabbed numbers for each identified section. All materials must be submitted in an 8.5" x 11" format. To be deemed responsive and eligible for consideration, respondents must submit an original, clearly marked, containing original signatures in blue ink, along with ten (10) copies in a sealed envelop to the Planning and Development Department by the designated time, without exception.

Proposals sent by overnight delivery service will be considered timely filed if date stamped at least one (1) day before the date set for receipt of proposals and time stamped at a time that should have, pursuant to the express policy of the overnight delivery service used, permitted delivery at the date, time and place set for receipt of proposals. The burden of proof to establish timely filing of a proposal by overnight delivery service shall be solely upon the entity or person submitting the proposal. It is the respondent's obligation to ensure the required submission arrives in a timely manner at the specified location. Any proposal, which is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Faxed submissions of the Statement of Proposals will not be accepted. Once received by the Welcome Information Center of the Planning and Development Department, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted in writing to the Development Division at the address listed below. No information concerning this solicitation or request for clarification will be provided in response to telephone calls. All requests for information must be received in the City of Detroit, Planning and Development Department, 65 Cadillac Square, 20<sup>th</sup> Floor, Detroit, Michigan 48226, "Questions Regarding Rouge Park RFP", Attn: Angela Bradby, Executive Manager, no later than **3:00 p.m. Friday, August 25, 2006**.

All expenses involved with the preparation and submission of the Request for Proposals to the City of Detroit, or any work performed in connection therewith shall be assumed by the Developer. No payment will be made by the City of Detroit for any responses received, nor for any other effort required of or made by the Developer prior to commencement of work.

## Section VI

### **Submission Requirements**

Your response must be signed by an official authorized to bind your firm or team to its provisions, and must state the names, addresses and phone numbers of all persons authorized to negotiate the proposed project.

#### **Statement of Proposals submissions must include the following information in the order listed which will serve as the Statement of Qualifications:**

Respondents must submit the following documentation in the order listed, which will serve as the Statement of Qualifications.

1. A description of your organization's approach to the development process including identification of key milestones and a strategy for developing individual or multiple sites for a mixed-use residential project. Also, include the average timetable for each major task.
2. A general description of the Developer's organization and current and past development activities. A letter should acknowledge the participation of each team member and authorize the Developer to utilize its qualifications to compete for the sites individually or in total.
3. Provide a listing of all development projects over the past five (5) years with the following information: name and location of development; team members, corporate and individual, actually involved in such developments; total project development costs; type of financing methods and funding sources; date project commenced and date completed; name, address and telephone of client/owner; and, any financial interest in the referenced developments.
4. Names and resumes of key personnel who will constitute the Development Team.
5. Banking references, and two current or recent client references, for development projects that the Respondent has successfully completed within the past three (3) years.
6. The annual audited corporate financial statements and un-audited year to date financial statement for the most recent month end for all entities comprising the development team. The financial statements shall include evidence of financial capacity and resources to carry out the overall development. These documents shall be submitted in a sealed envelop clearly marked "Confidential".

## **Section VII**

### **Selection Process**

Any individual, team or firm is encouraged to submit proposals. However, the City of Detroit's Planning and Development Department reserves the right to select those individuals deemed qualified to develop on Parcels 1-5 individually or in total.

The final selection will be made based on the overall qualifications, presentation, references, and information provided in the Statement of Proposals.

## **Section VIII**

### **Reservation of Rights**

The City of Detroit reserves and may exercise the right to request one or more of the developers to provide additional material, clarification, confirmation or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Proposal anytime prior to the selection of one or more developers.

## **Section IX**

### **Submission Deadline**

To be considered, all Request for Proposals must be delivered to the Welcome Information Center of the Planning and Development Department, located at 65 Cadillac Square, 2<sup>nd</sup> Floor, Detroit, Michigan, before 3:00 p.m. local time, **Friday, September 1, 2006**. The responsibility of getting the Request for Proposals to the Development Division rests entirely with the person or persons submitting the request.

Request for Proposals may be obtained from the Planning and Development Department, Welcome Information Center, 65 Cadillac Square, 2<sup>nd</sup> Floor, Detroit, Michigan 48226 beginning, **Wednesday, July 26, 2006** through **Thursday, August 31, 2006** weekdays between 9:00 a.m. and 4:00 p.m., excluding holidays.

## **Section X**

### **Request for Proposals Timetable**

#### **ACTIVITIES**

Request for Proposals Available for Distribution  
Deadline for Receipt of Proposals

#### **DATE**

**Wednesday, July 26, 2006**  
**Friday, September 1, 2006**

For further information and please contact:

**City of Detroit**  
**Planning and Development Department**  
**Welcome Information Center**  
**65 Cadillac Square, 2<sup>nd</sup> Floor**  
**Detroit, MI 48226**  
**(313) 224-6511**  
Attention: Angela Bradby, Executive Manager  
Development Division